

City of Decatur

Small Home Improvement Program (ARP)

Eligibility Guidelines

To be considered eligible for work under the Small Home Improvement Program, a dwelling must meet all the following criteria:

1. Be located within a designated low to moderate income target area.
2. Be classified as “substandard, suitable for rehabilitation” by the Neighborhood Revitalization Division. Unit should be free from infestation, free from excrement, free from rubbish or garbage and maintained in a clean, safe, and sanitary condition by the owner because rehabilitation assistance will not cover those costs.
3. Be structurally sound or able to be rendered structurally sound through reasonable rehabilitation.
4. Be a single family, owner occupied residential property. Properties for sale are **not** eligible.
5. Title to the unit must be in the name of the person applying for assistance. The city will require proof of ownership.
6. Not be located in an area that is in conflict with environmental, zoning regulations, or where rehabilitation is contrary to the city’s land use and development plans.

Applicant must meet the following criteria:

1. Must be the owner of the residential building for which assistance is sought.
2. Applicant must have owned and occupied the property for one (1) year prior to application date.
3. Should the property be jointly owned by an occupant and non-occupant, the non-occupant will be required to provide documentation of occupancy elsewhere. The non-occupant shall be in agreement to sign the mortgage and note.
4. The title must be free of delinquent liens, taxes and encumbrances. Payments must be current on all mortgages secured against the property. The city will verify ownership and lien status through a title search or title policy.
5. The applicant shall not have any outstanding fees, water bills, parking tickets, charges, or liens (of any kind) owed to the City of Decatur.
6. The city must have access to all areas of the home during the inspection and construction stages of the project.
7. During construction the applicant must have active utilities.
8. Applicants will be required to have all documentation to the Neighborhood Revitalization Division before an application can be completed. Failure to do so will result in termination from the program.

• ELIGIBLE AND INELIGIBLE PROGRAM ACTIVITIES AND COSTS

A. Eligible activities include, but are not limited to, the following:

1. Roofs, porches, and exterior stairs/steps
2. Foundation and structural improvements
3. Accessibility improvements for occupants with disabilities

4. Repair or replacement of mechanical systems
5. Lead remediation
6. Exterior painting, trim and or fascia
7. Tuck point and/or masonry
8. Driveways and retaining walls

B. Ineligible activities include the following:

1. Temporary improvements
2. Appliances not permanently attached to the home
3. New construction and additions, except where overcrowding requires an addition by local code requirements
4. Repairs to attached garages except where the repair is a necessary part of the overall rehabilitation project (i.e.: siding or roofing, required electrical repairs, or where lead paint hazards are present on the garage) where pregnant women or children under the age of 6 reside).